

TOWN OF CAMPOBELLO
Planning and Zoning Minutes
January 13, 2026

MEMBERS' PRESENT: Dawn Ford, Katherine Williamson, Peggy Burt, Michelle Fain and Jennifer Shensky

TIME & LOCATION: 2:30 PM @ Campobello Fire Department Training Room
50 road Street, Campobello, SC 29322

Meeting was brought to order by Dawn Ford at 2:31 PM, at which point the Pledge of Allegiance and a Prayer were said. New members Michelle Fain and Jennifer Shensky were then welcomed to the committee to replace Lance Kaminer and Eric Larson.

The minutes of the December 9, 2025 meeting were read and Katherine made a motion to accept the same in their present form with correction to her last name. Peggy seconded the motion. the motion was approved with the two new members abstaining.

OLD BUSINESS: There being no old business the committee moved to New Business

NEW BUSINESS: Mr. John Owenby was present regarding a variance of property at Lude Johson Blvd and 275 Cantrell Street. After reviewing the submitted plat and other paperwork showing that he plans on constructing a duplex on the subdivided property it was pointed out that he would need to have the property rezoned to R2a as it was, at this time, zoned R1. Mr. Owenby mentioned that he wanted to change a property line on the plat he had submitted, making said plat unacceptable as submitted and the committee informed Mr. Owenby that he would need his surveyor to make the necessary changes and submit the revised plat for approval. He was also advised that he would, after approval of the plat by the town need DHEC approval for the septic systems. Mr. Owenby requested a letter from the committee stating what he needs to do to move forward along with a copy of the town ordinance affecting his property. Dawn Ford stated that she would provide same.

The committee then voted on officers for the 2026 year:

-A motion was made by Peggy and seconded by Michelle that Dawn Ford stays in her present position as Chair. The motion was unanimously approved.

-A motion was made by Peggy and seconded by Dawn that Katherine Williamson remain as Vice Chair; The motion was unanimously approved.

-A motion was made by Dawn and seconded by Peggy that Michelle Fain replace Peggy as Secretary. The motion was unanimously approved.

It was mentioned that Town Council may be moving their meeting time from the first Monday at 7:00 to the second Monday of the month and we may move our meeting to the third Monday of the month to be able to meet requirements for publications. This will be put on the agenda for

next month's meeting. This will be decided when and if the Town Council decides to change the day of their meetings.

Jeff pointed out that the definition of Recreational Space in the Ordinances should be changed to add the definition of community area.

Jeff then reviewed the Accessory Dwelling Unit definitions for numerous towns in our area to give the committee ideas on our doing the same. This will be added to the agenda for the February meeting.

With no further business the meeting was adjourned by Dawn at 3:38 PM.

Respectfully submitted
Peggy Burt
Interim Secretary